



THE PORTLAND BUILDING

RECONSTRUCTION PROJECT

HISTORIC LANDMARKS
COMMISSION HEARING
LU 17-153413 HRMAD

JUNE 26, 2017

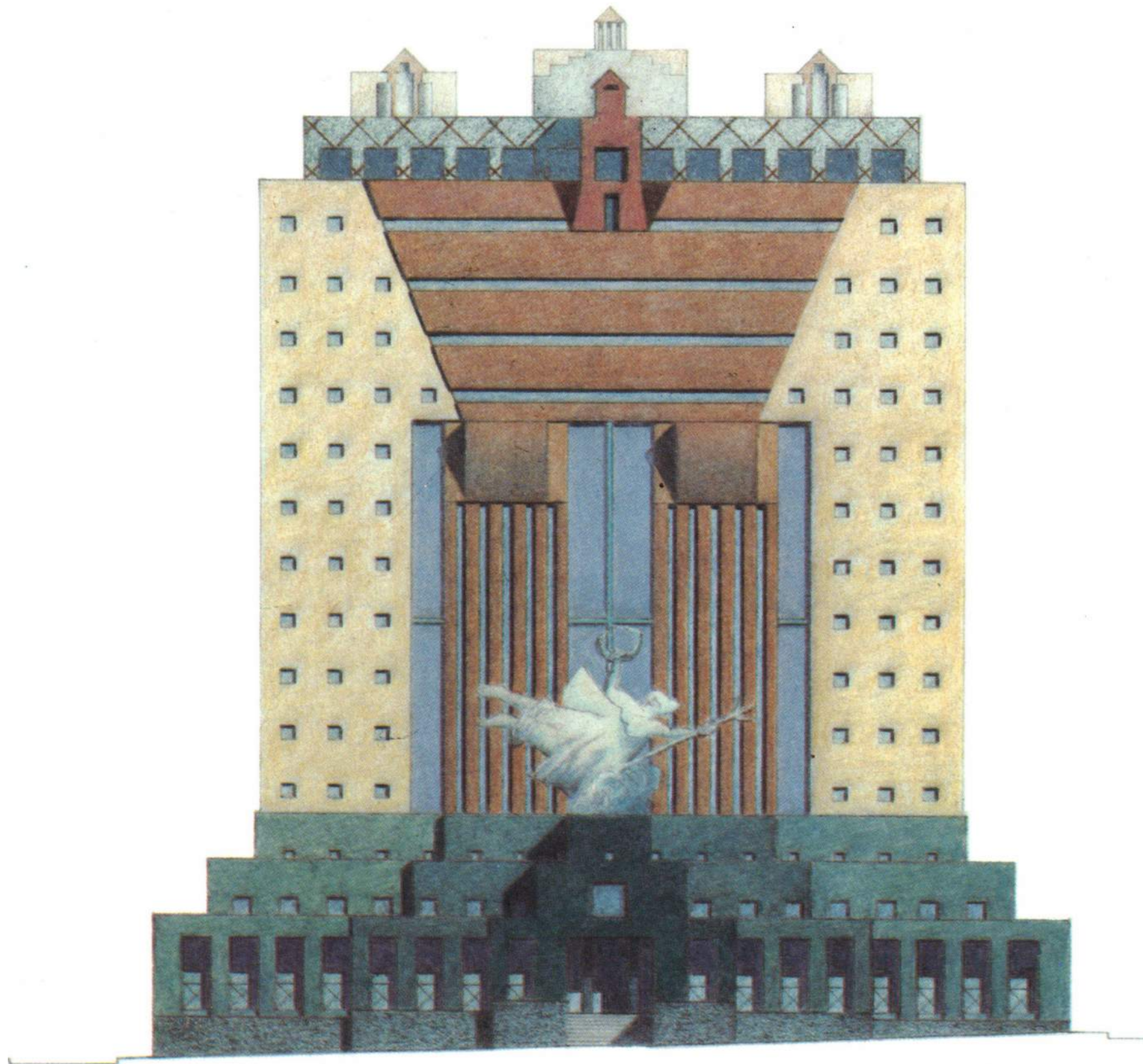


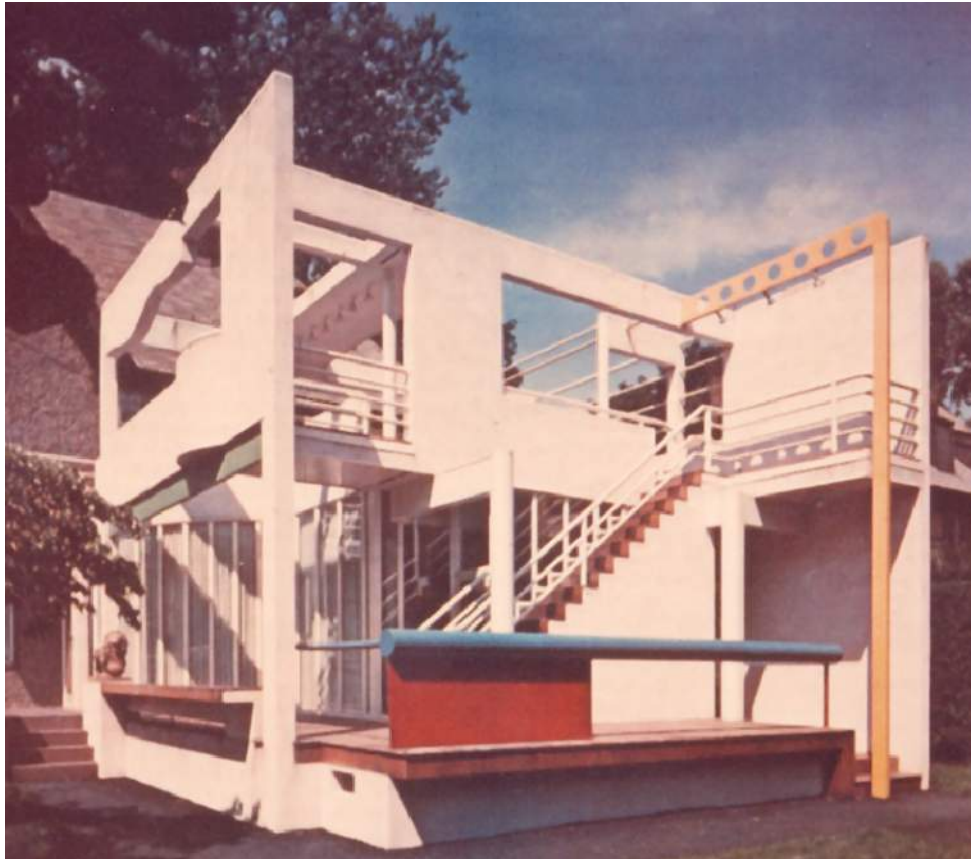
Howard S. Wright
a Ballour Beatty company



DLR Group







MICHAEL GRAVES HISTORY AND CONTEXT

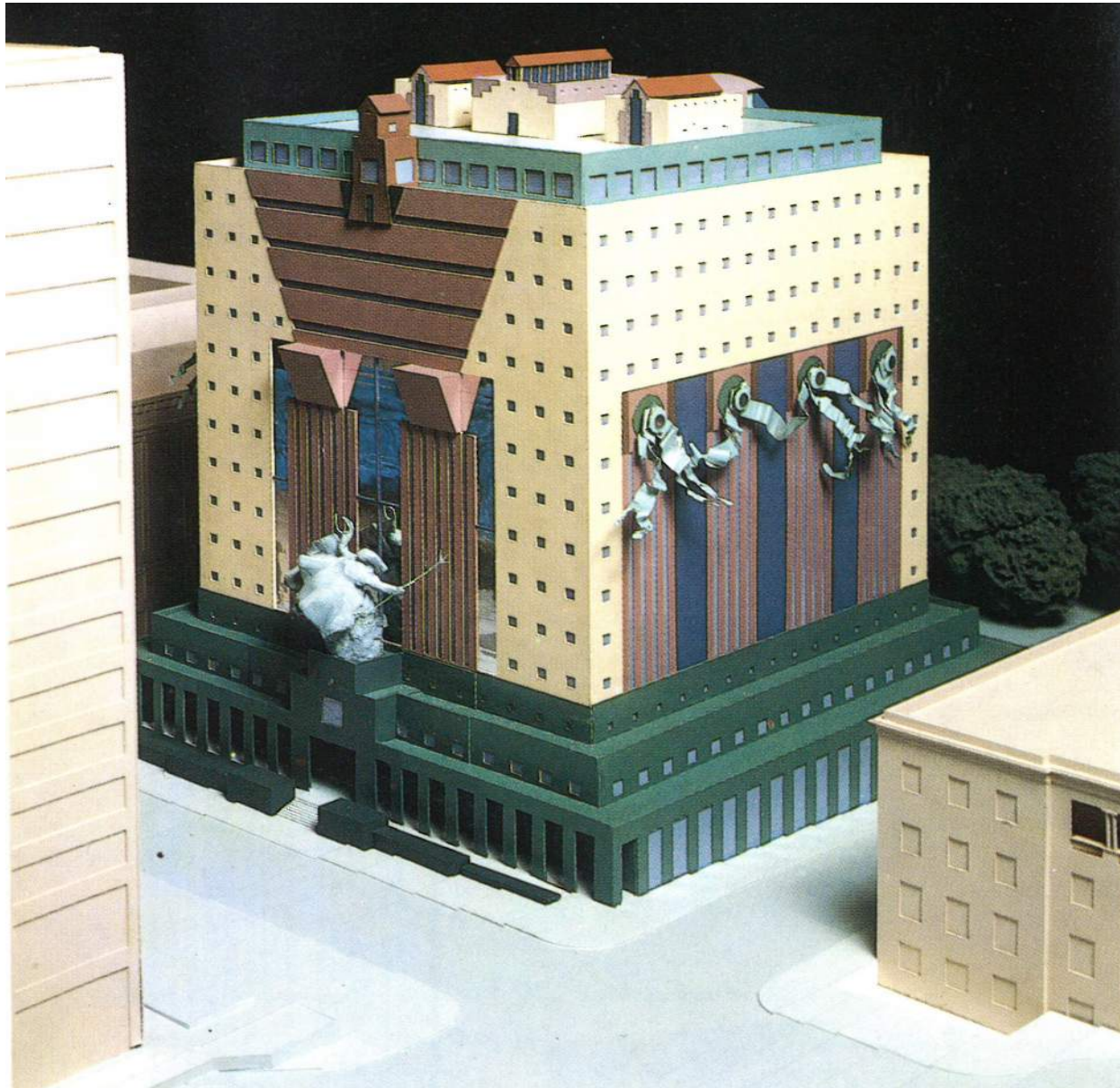
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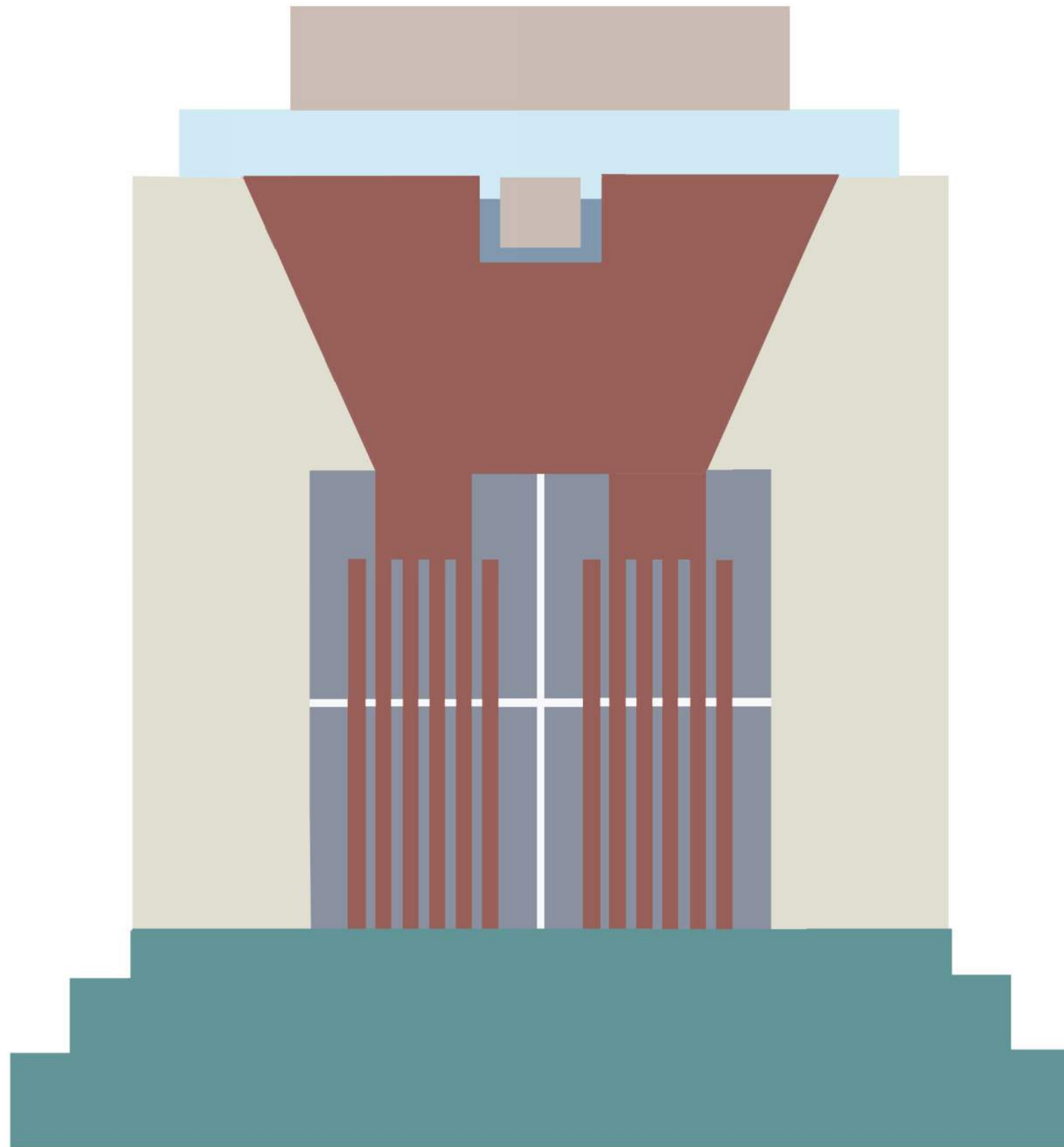
MICHAEL GRAVES HISTORY AND CONTEXT





- The Portland Building is a highly influential postmodern design
- A defining work in Michael Graves' career



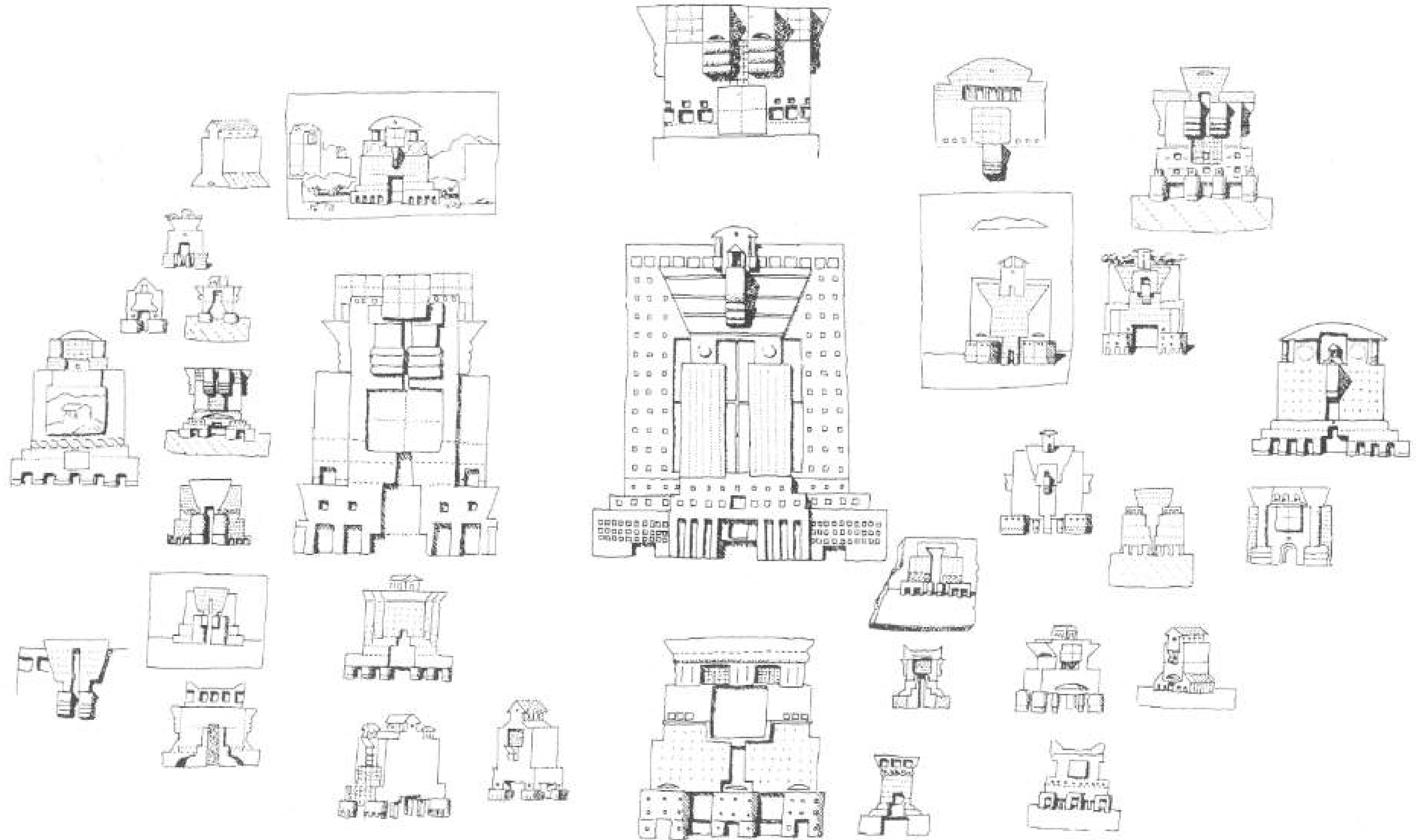


The design is defined by:

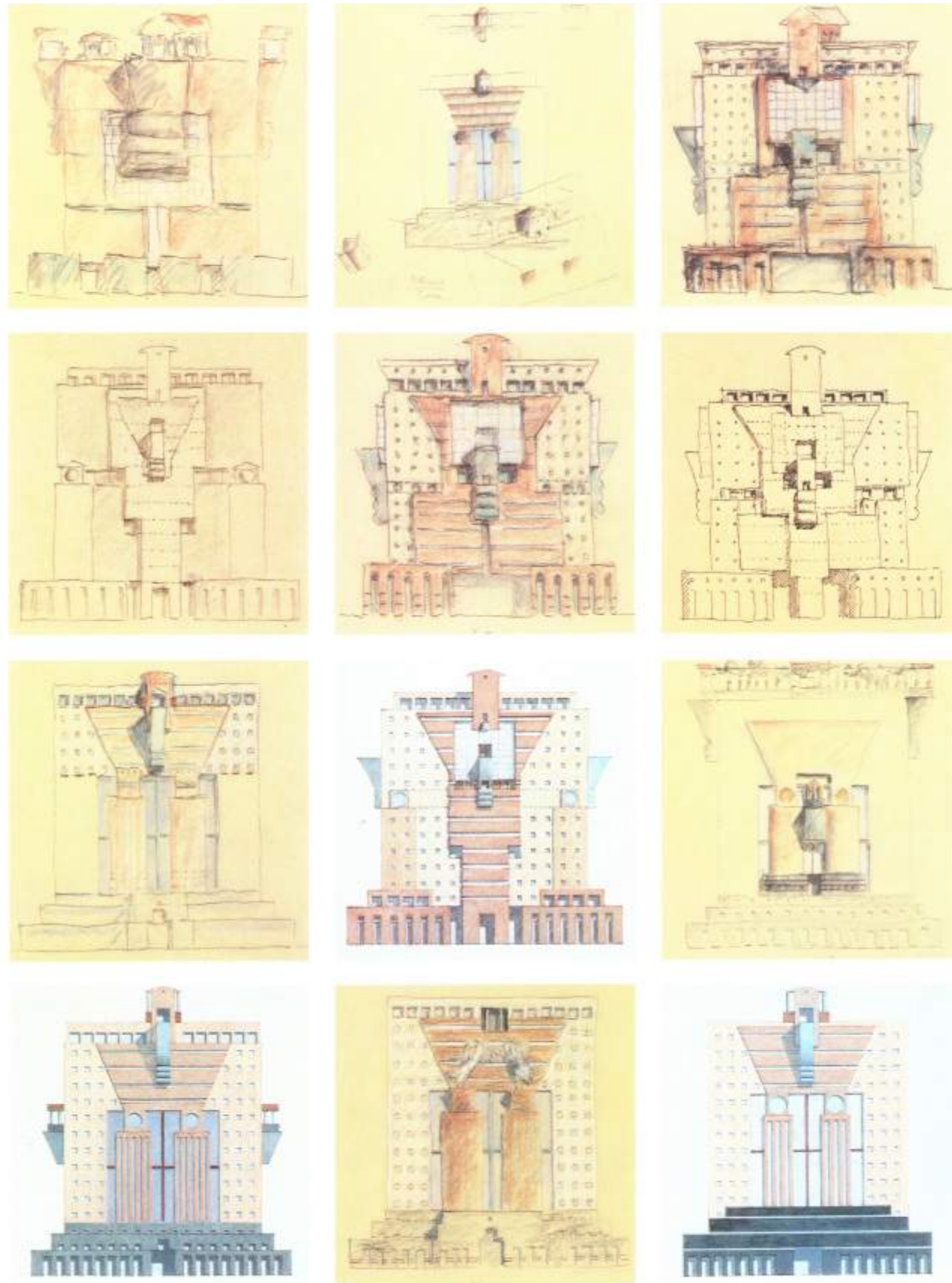
- Bold and symbolic colors
- Well defined volumes
- Stylized and re-interpreted classical elements

"The first major-scale work of Graves' to be translated from paper to reality, the Portland Building was an architectural experiment in the supremacy of surface over form, paint over material, vocabulary over construction."

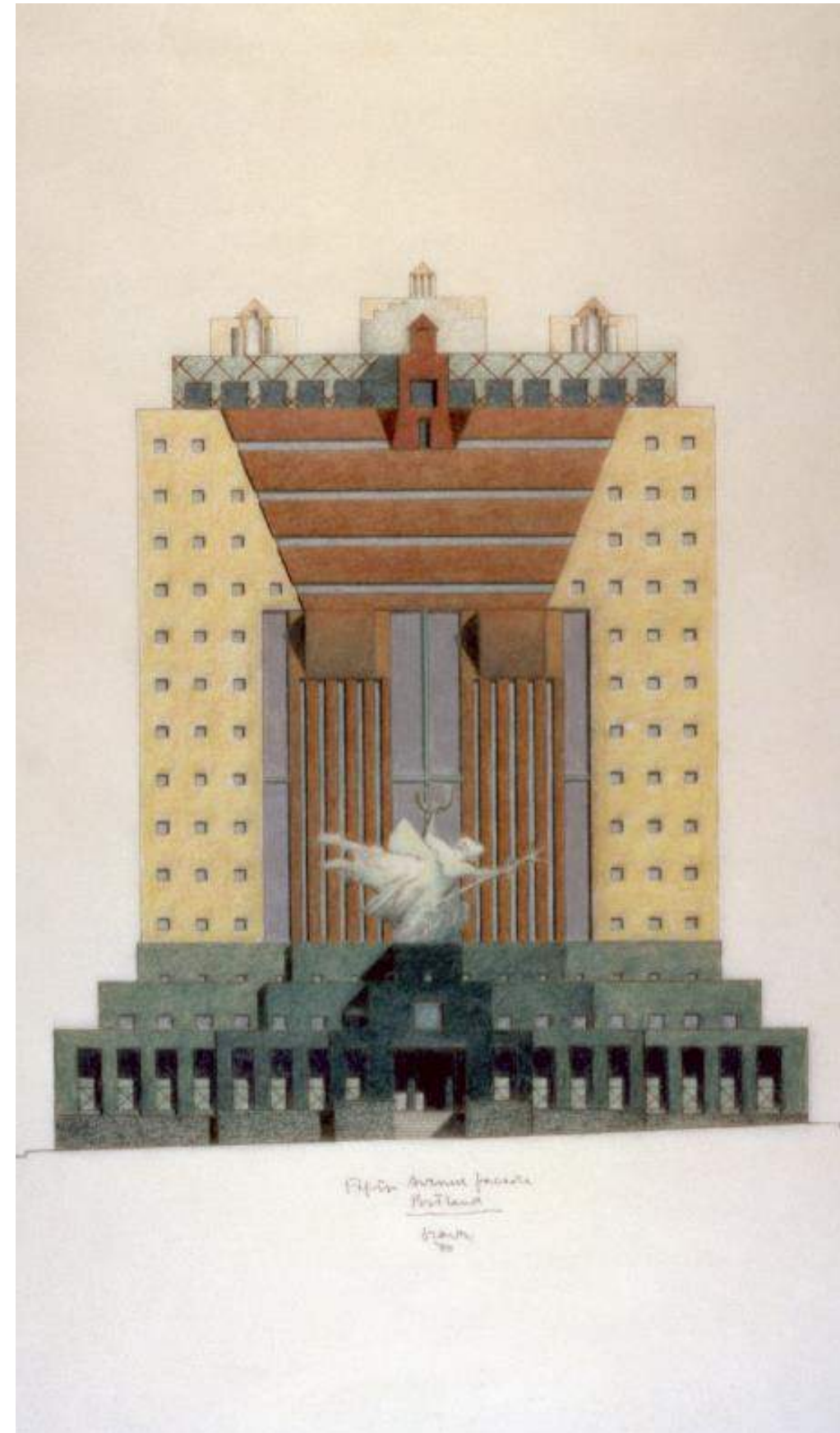
-Frozen Music: A History of Portland Architecture
Portland, 1985



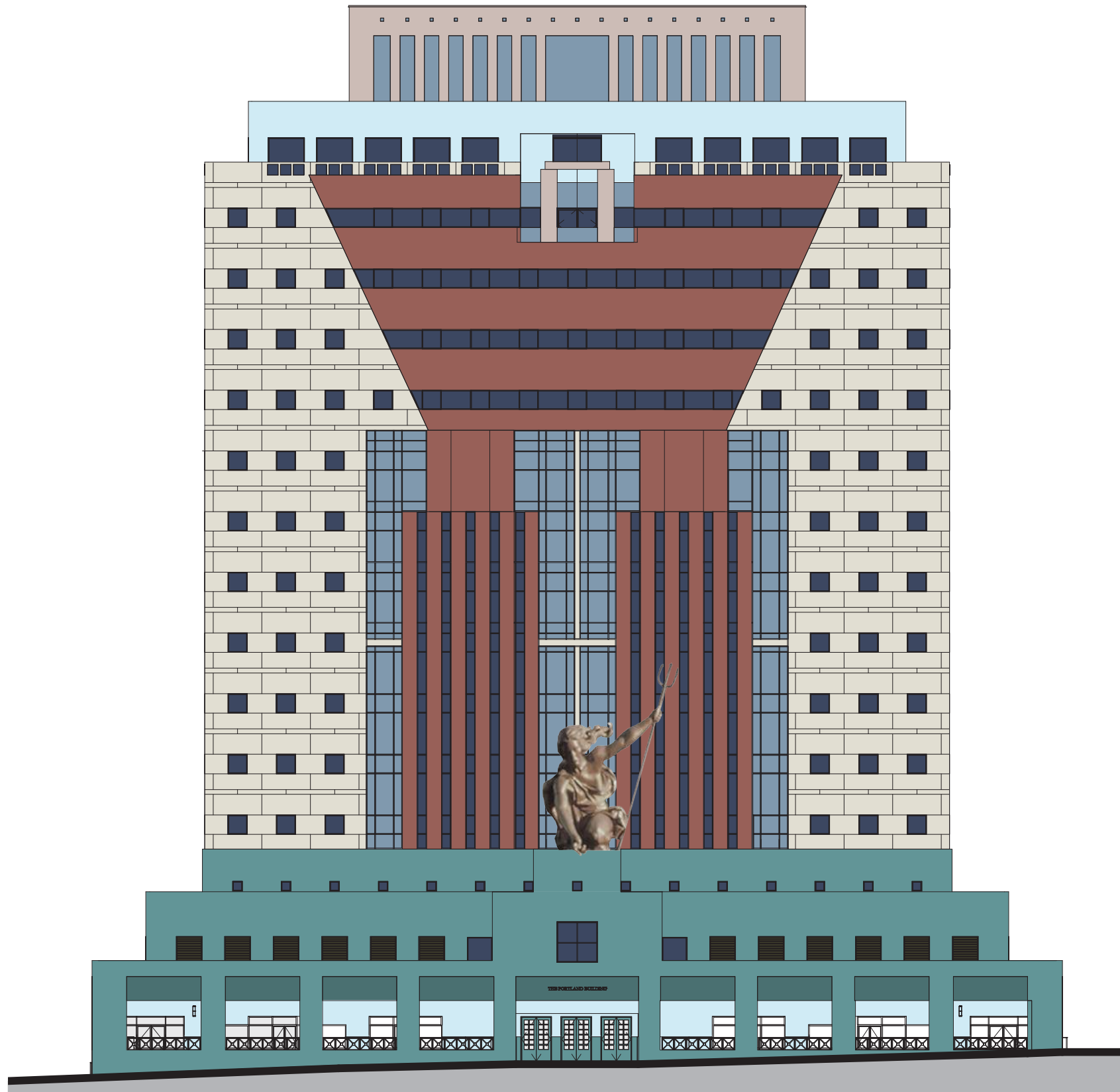
CHARACTER DEFINING FEATURES



Facade studies



CHARACTER DEFINING FEATURES



Portland Building is composed of three primary systems:

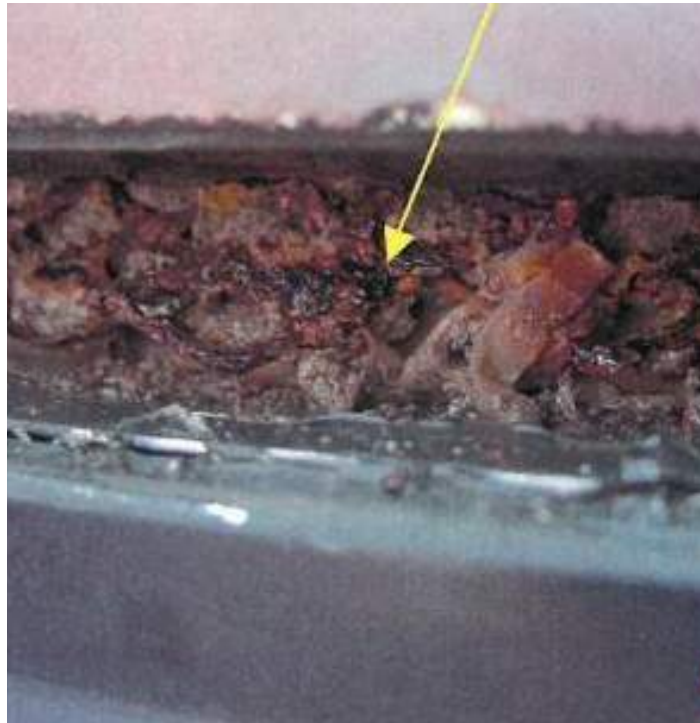
- Painted concrete
- Direct applied (mortar set) tile system
- Curtainwall glazing systems



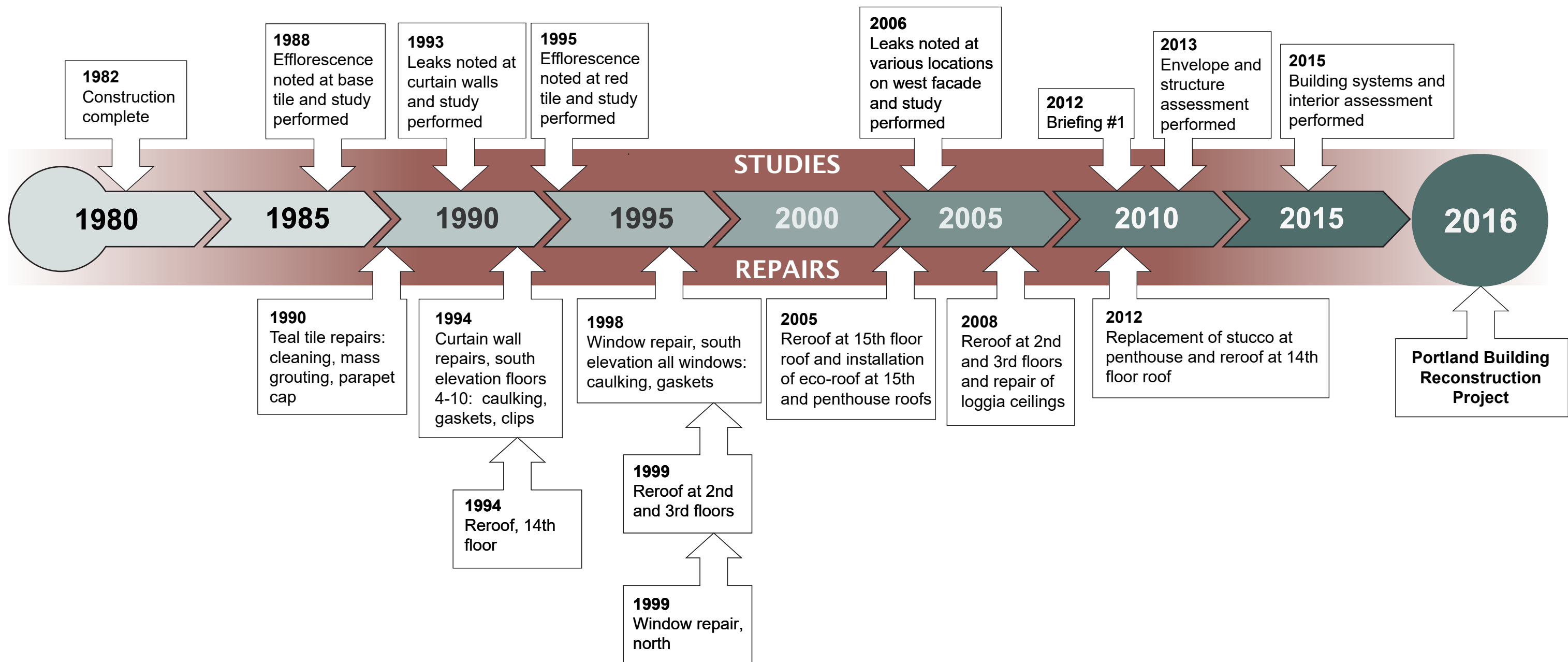
Problematic aspects of the Portland Building construction:

- Painted concrete barrier wall in a high-rise application
- Combination of concrete barrier wall and curtainwall systems
- Mortar set tile system in wet climate and in high-rise application

EXISTING ELEVATION MATERIALS - SOUTH (SIMILAR AT NORTH)

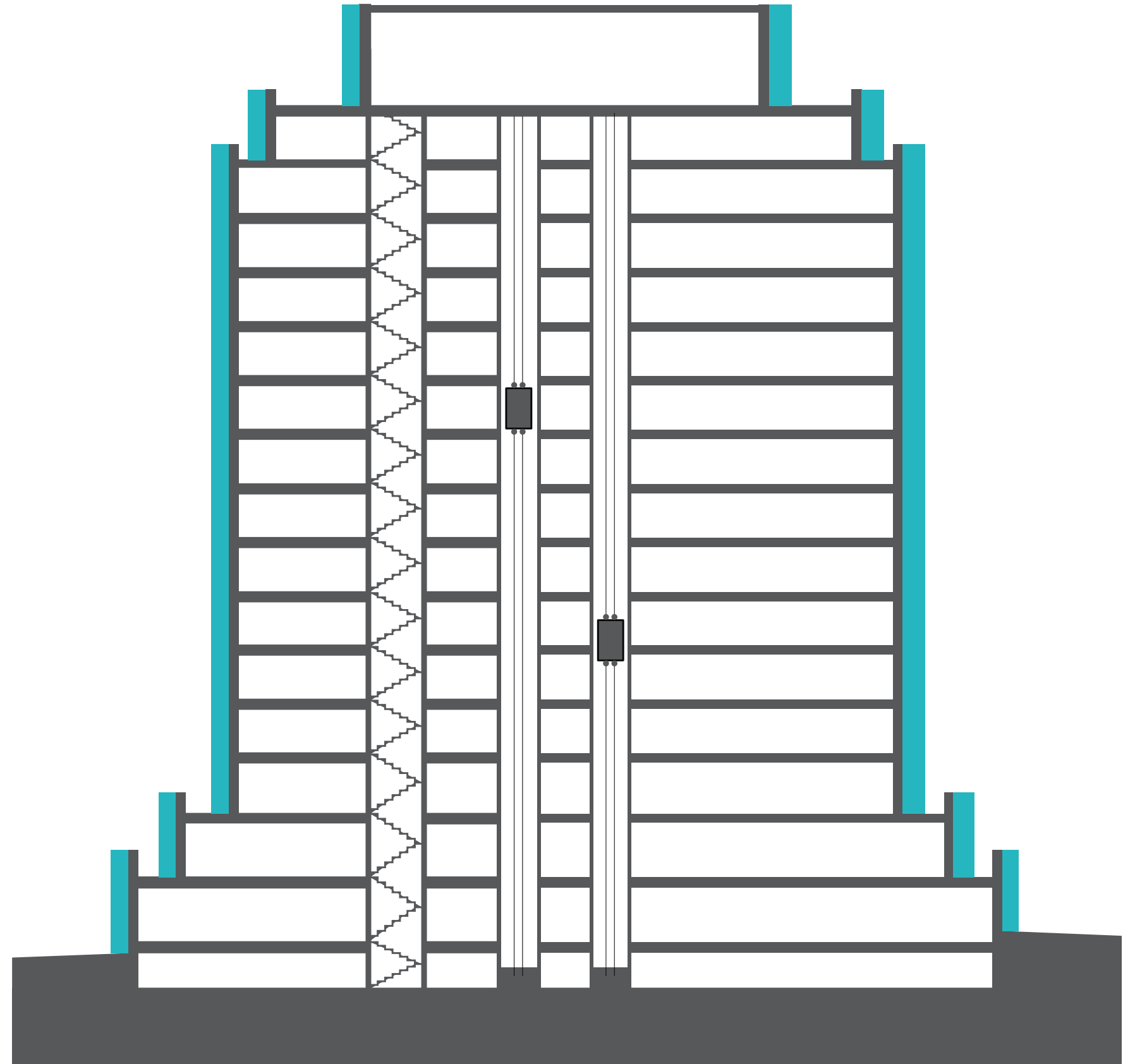


EXISTING BUILDING CONDITIONS

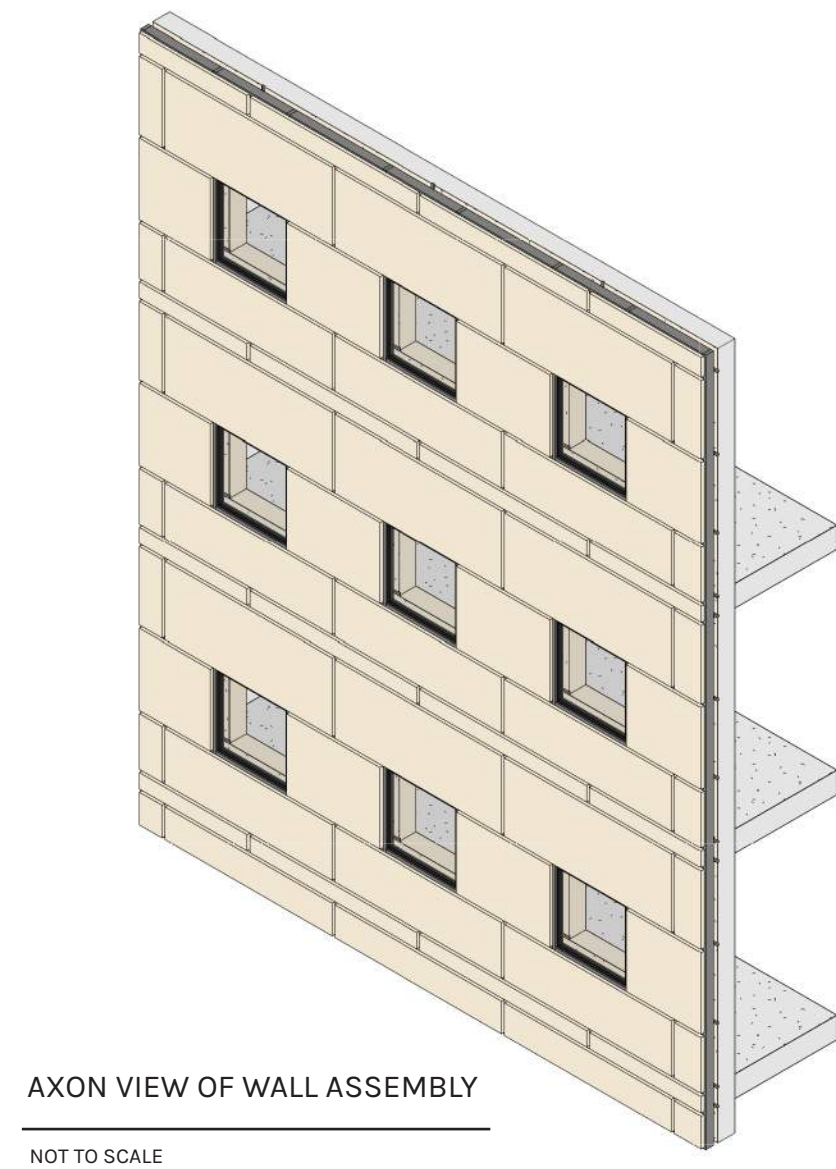
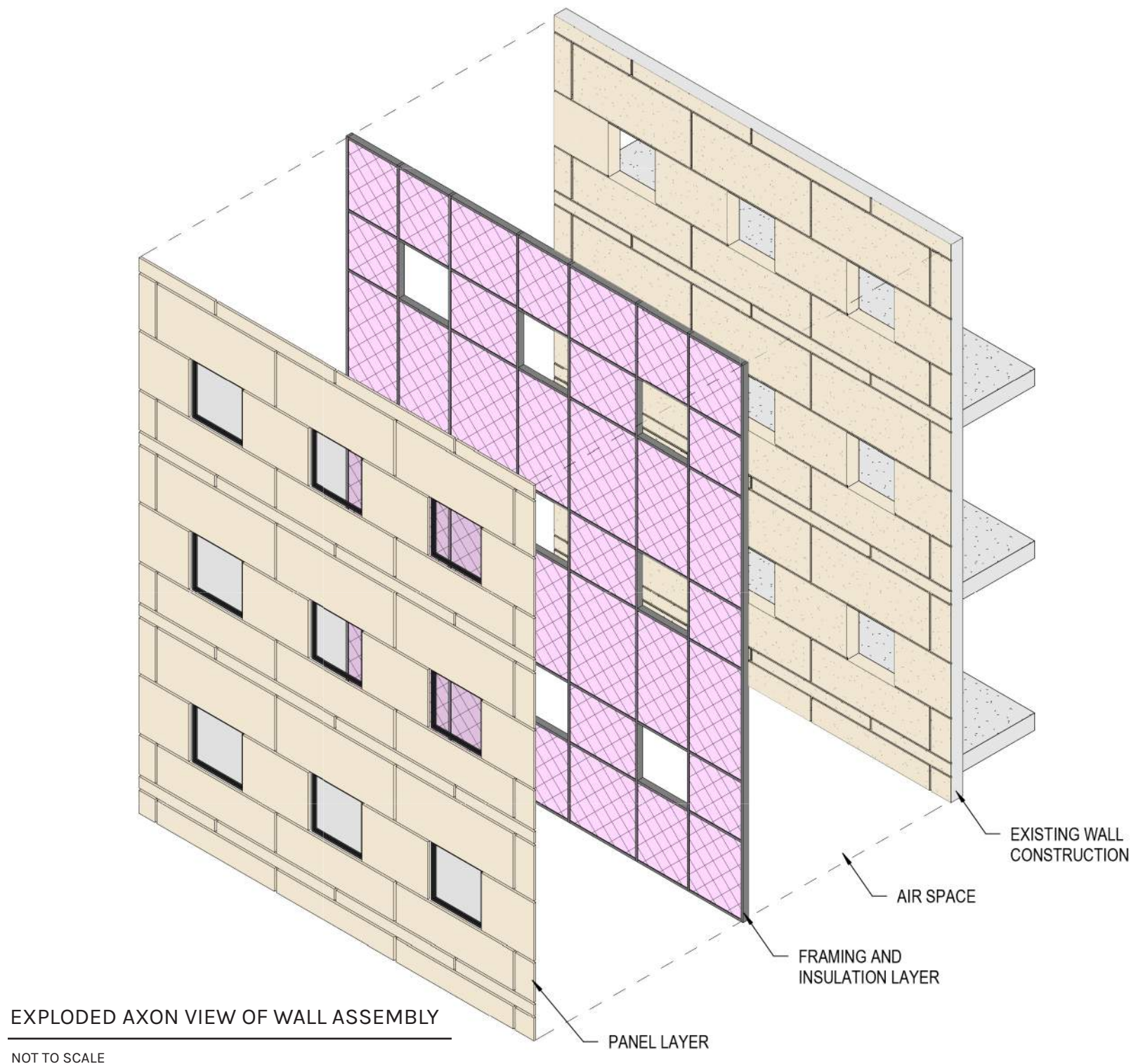


HISTORY OF STUDIES AND REPAIRS

- **The primary project mandate for the exterior is to eliminate water intrusion issues. *No more leaks!***
- Respect the historically significant design
- Improve interior workplace environment including increased access to daylight
- Improve the overall energy performance of the building per the City's Green Building Policy



PROJECT CRITERIA / PROPOSED SOLUTION



- System defined by how it functions
- Equalizes pressure differentials that drive water into a building
- Tested system with long track record on high-rise buildings

RAINSCREEN ASSEMBLY



Reflective glazing will be used on east and west facades where it is a significant feature of the original design

Existing 2nd floor mechanical louvers will be replaced with vision glazing allowing more light into public spaces

Thermally broken aluminum frames with insulated glazing will simulate the original frames, sightlines, mullion arrangements and colors

Clear glazing with better light-transmitting and solar qualities will replace heavily tinted black glass. This, along with changing areas of existing spandrel glass to vision glass, will improve daylighting for occupants

PROPOSAL - GLAZING SYSTEMS



Custom glazed terracotta
teal tiles will be mechanically
fastened to concealed
aluminum frames

New tiles will match the existing
in color, texture and sheen, but
will increase in size to 19" x 19"
squares

Grout will be replaced with
silicone with a sanded finish,
to maximize the performance
while minimizing the change in
appearance



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PROPOSAL - TILE BASE

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Aluminum plate panels will be formed and painted to match the original painted concrete surface

Reveal patterns and alignments will be replicated

Aluminum plate panels will be formed and painted to replicate painted concrete pilaster elements

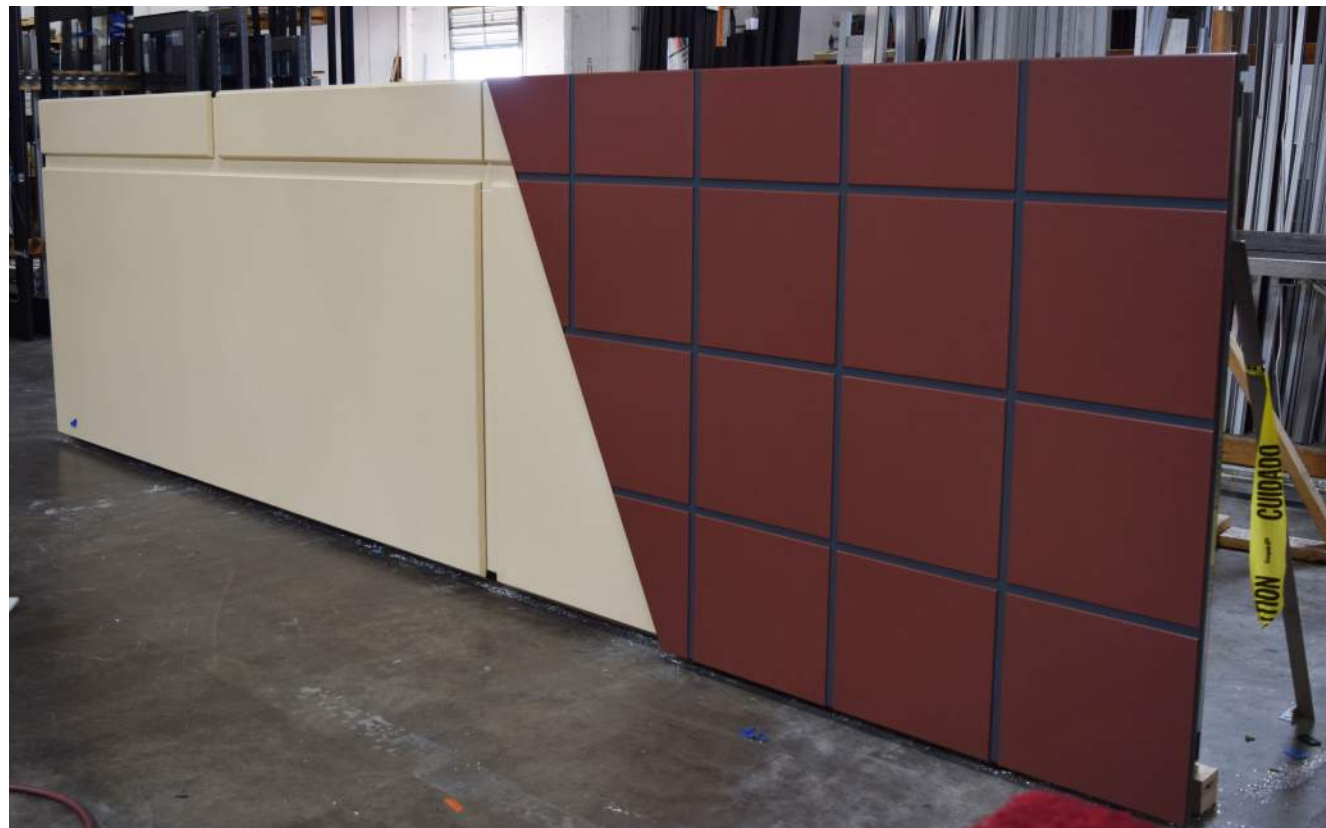


Aluminum plate 'tiles' will replace existing ceramic. Color, sheen and joint pattern will be replicated, however, size will be increased similar to teal tile base

Applied ornament pieces such as garlands and capitals will be replicated with custom formed aluminum panel

Aluminum plate panels will be formed and painted to replicate painted concrete entablatures above openings

PROPOSAL - ALUMINUM PANEL SYSTEM



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PROPOSAL - ALUMINUM PANEL MOCK-UP

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Exterior Photo - May, 1983



Exterior Photo - Present

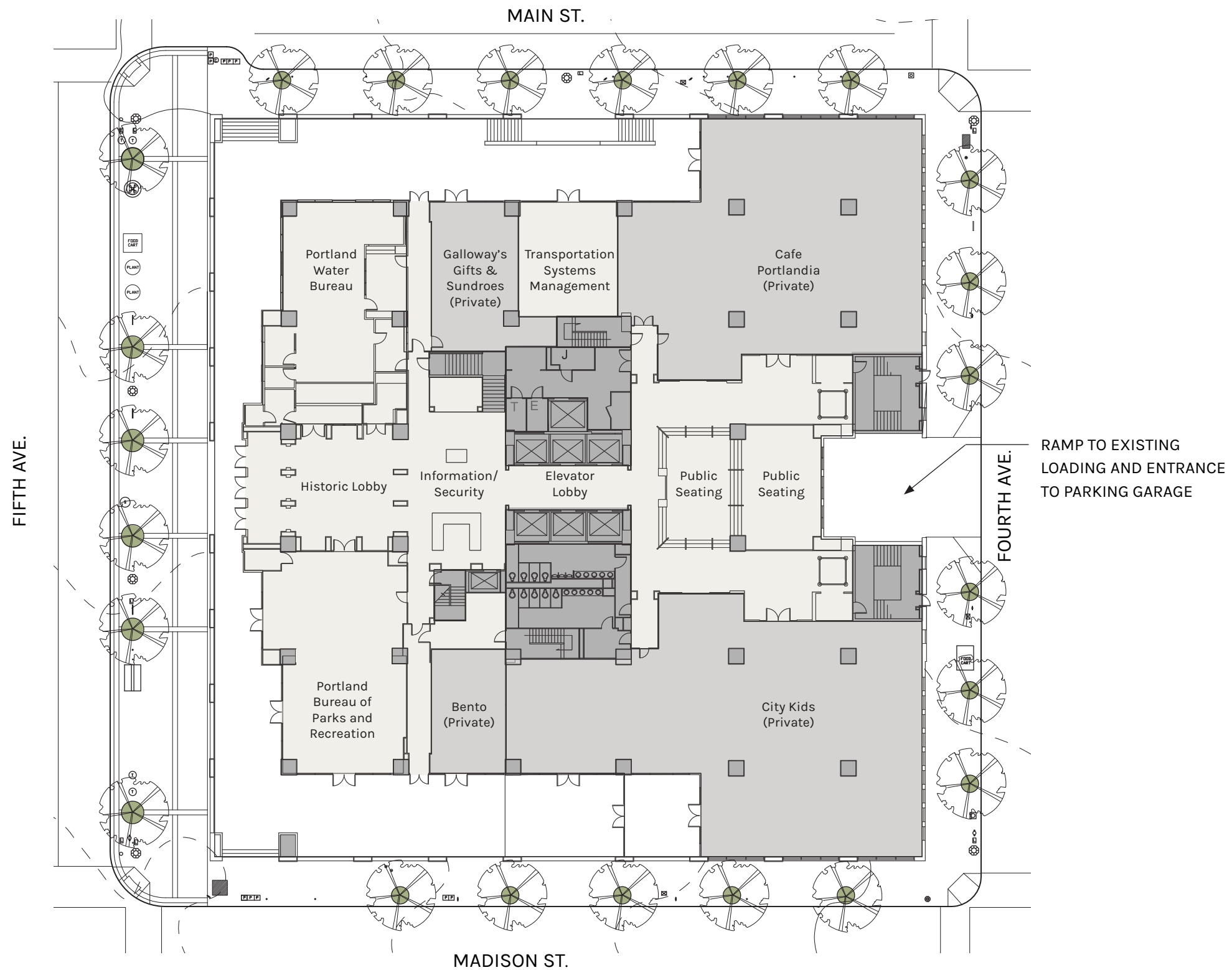


Exterior Rendering - Proposed

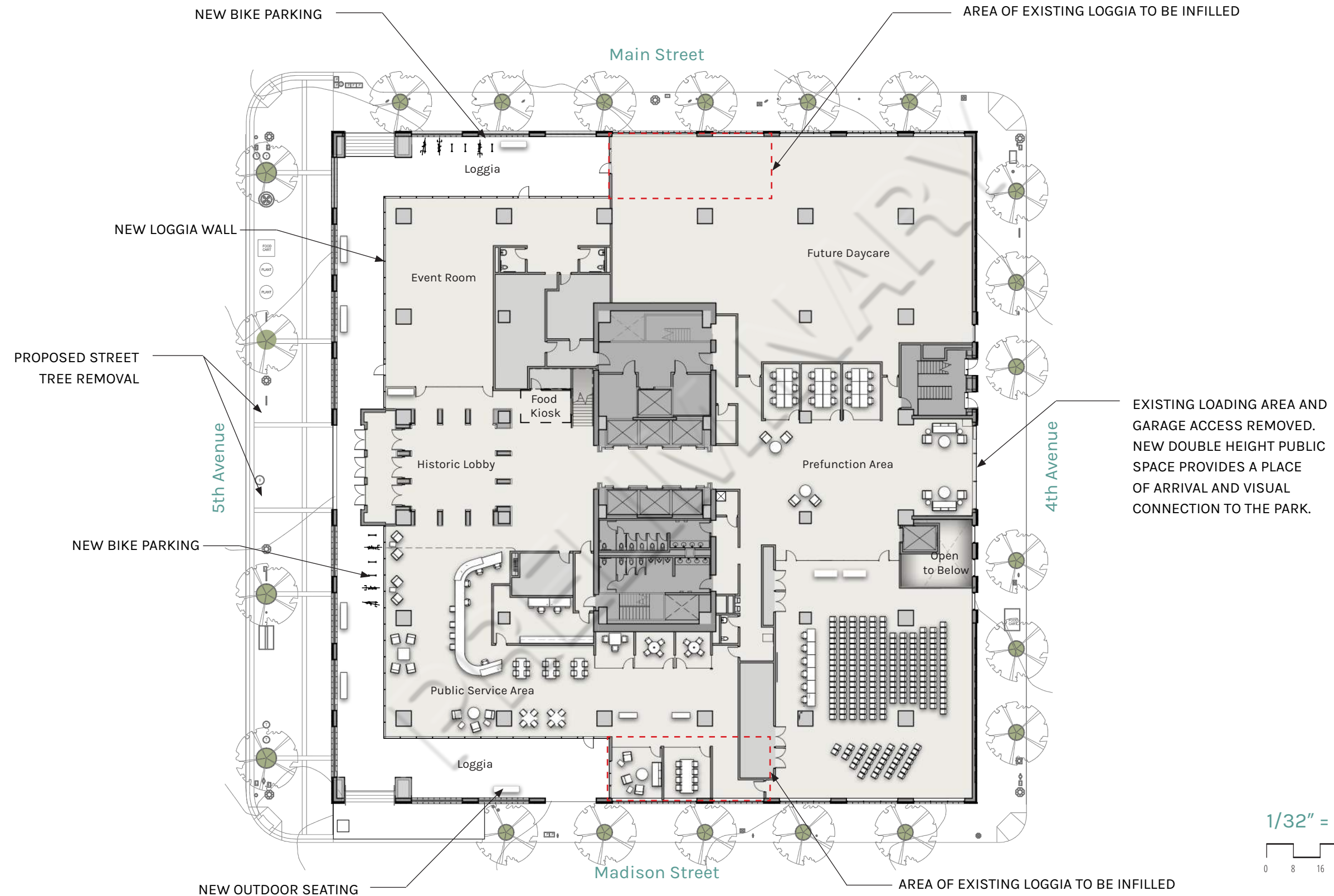


- Creates a weather-tight enclosure for entire building and improves energy performance
- Creates an improved interior environment through better daylighting, air quality and thermal comfort, and...
- Maintains the significant aspects of the design
- Proposed change of materials does not impede the viewer's understanding of the original design
- Proposed changes preserve the design without perpetuating flawed construction details

PROPOSAL - NIGHT RENDERING



EXISTING FIRST FLOOR / SITE PLAN



FIRST FLOOR CONCEPT PLAN / PROPOSED SITE PLAN



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EXISTING - 4TH AVENUE FACADE

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PROPOSAL - 4TH AVENUE FACADE

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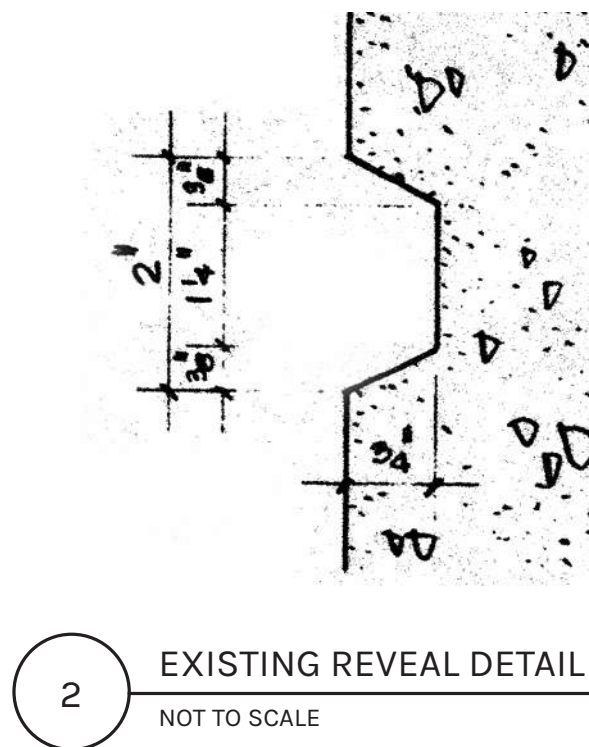
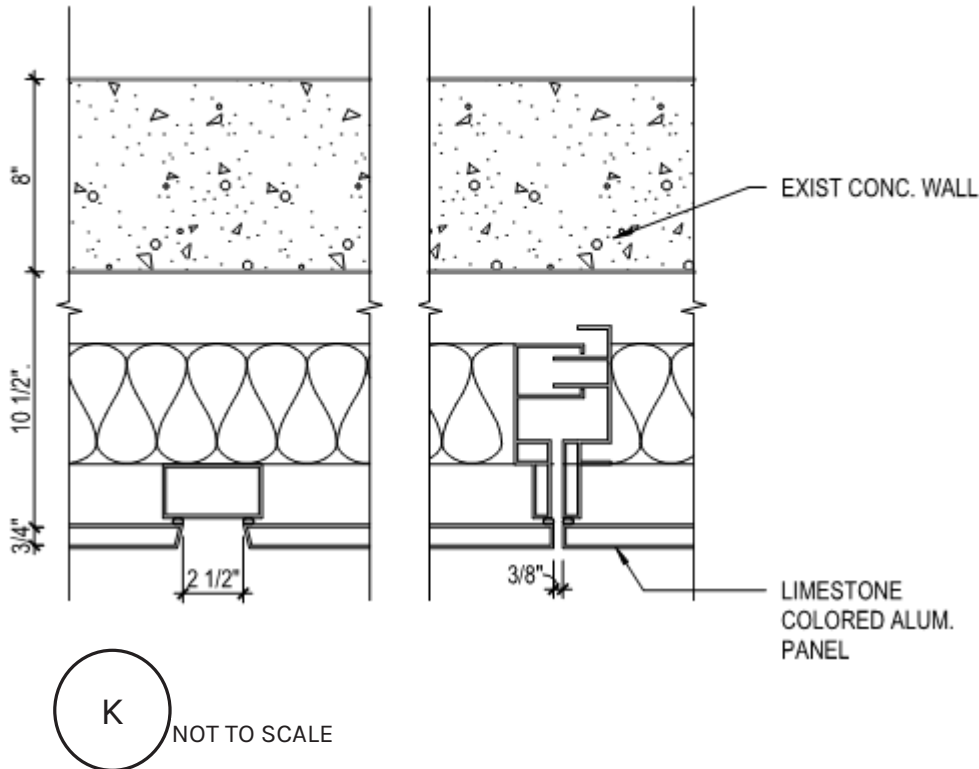
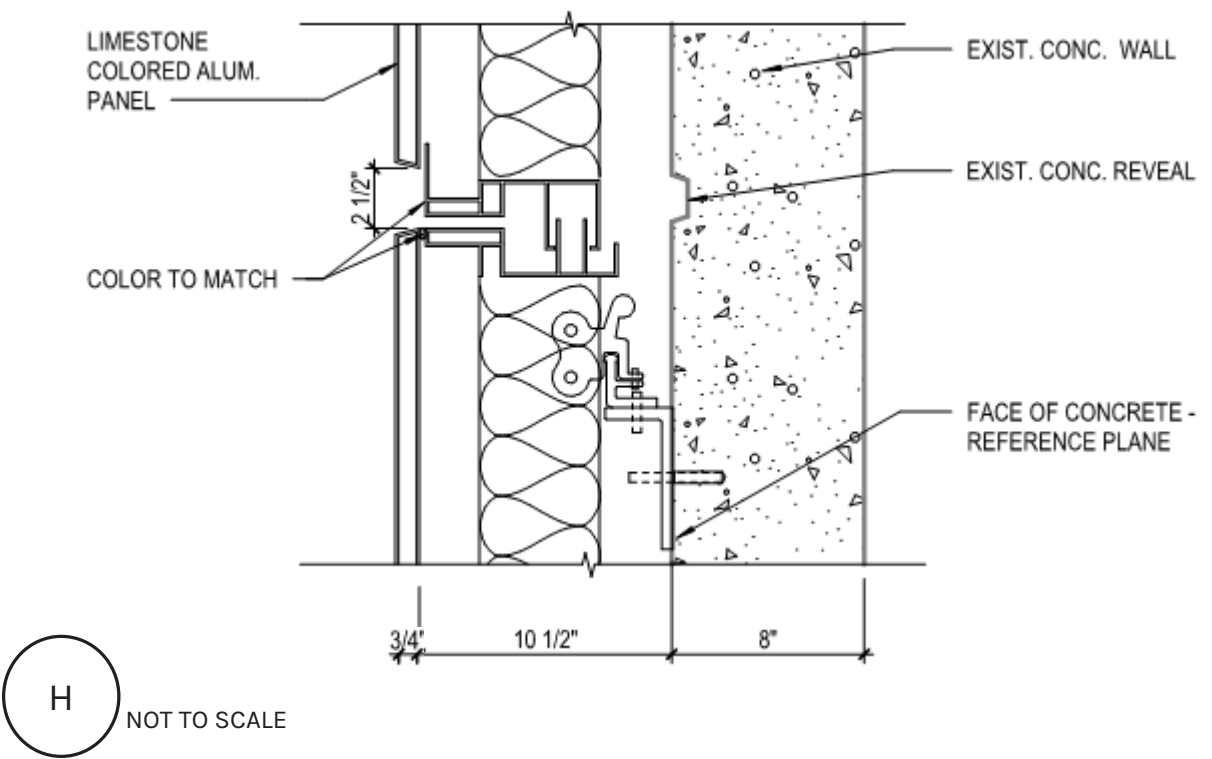




D) The "score lines" of the new panel at floors 4-14 shall be 3/4" deep.

“Staff notes, however, that the proposed “score line” in the new system appears to be only the depth of the metal panel (1/8”) whereas the existing score lines in the concrete are 6/8”; this is detailed on sheek 91, detail “K” and “2”, respectively. In order to be more compatible with the existing condition, this detail should be revised to ensure a 3/4” score line”

Response: Dimensions were not properly annotated on submittal. Reveal depth is confirmed to be 3/4" as shown below and was not intended to be less.



E) Interpretive materials, describing the original and proposed construction methods, shall be installed within the loggia or (per PBOT approval) the 5th Avenue sidewalk.

“In order to ensure that visitors to the building can easily understand the proposed change, staff suggests a condition of approval that interpretive materials describing the original and proposed construction methods; these materials should be installed within the loggia or within the 5th Avenue sidewalk, where the proposed treatment would be experienced by the majority of people”

Response: The applicant agrees with staff that interpretive materials describing the evolution of the Portland Building will be valuable. We will work with our environmental graphics consultant to identify the most effective placement of these materials. We will also engage with PBOT if it is determined that 5th Ave. is a more desirable location for this display.

F) The teal tiles at the existing storefront columns, which will now be interior to the building shall remain.

“The renderings indicate that the historic teal tiles will be removed from the columns which will now be bare, behind floor-to-ceiling glazing. Staff notes retaining the teal tiles on these columns, which will now be interior to the building would allow this original element of the building to carry forward as a remnant, the only potential area for original material to be retained in a location where the public can see and touch it. Retention of the tile at this location, in close proximity with the larger rainscreen tile of the pedestal would provide a clear connection between the building’s past and its present, thus enhancing this storytelling.”

Response: Existing configuration of this area differs slightly from staff description. Ceramic tile wainscoting on the column does not currently exist as described and would have to be created using salvaged tile. Applicant requests further discussion of this condition and would like to present an alternate proposal.

G) The proposed air handling units shall either be located at the interior of the building, or be significantly (at least 50%) reduced in scale (and not increased in number).

"...Staff has significant concerns about the scale of the proposed rooftop units, particularly those on the west and has suggested that the units be located within the interior of the building. At the current scale, the proposed units will be highly visible from the right-of-way only one block away, particularly the view from the south. In addition, the proposed units obliterate the views from the west of the rooftop penthouse, designed as a "temple", as it would be viewed from higher elevations"

Response: We are unable to meet this condition as stated. The team has looked at several options regarding location of mechanical equipment in the context of delivering best performance, air quality and minimizing visual impact.

- We feel that the current proposed mechanical layout is clean and well organized.*
- As shown in our sightline studies, this equipment is not visible from the pedestrian vantage points around the building.*
- Moving the mechanical equipment from the 2nd floor to the roof removes mechanical louvers from primary building facade area and gives significant interior space to public functions*
- Most importantly, it delivers the highest possible air quality to the building occupants.*

STAFF RECOMMENDED APPROVAL CONDITIONS

H) The indirect lighting fixtures at the interior loggia columns shall be revised to a more compatible fixture.

“The indirect lighting is mounted to the interior loggia columns and will help to wash the loggia with light; however, the fixture is rather indiscreet and staff suggests an alternative fixture be presented at the hearing”

Response: We believe that the light fixtures proposed are aesthetically a good fit with the language of the building and fulfill the performance objectives of the project.

- *The black metal shroud matches the railings, door and window frame elements already present in the loggia*
- *Simple rectilinear shape is in keeping with the square and isn't visually obtrusive*
- *The fixture provides a wide throw that will wash the loggia ceiling in light without creating glare for pedestrians*
- *Provides good light distribution without light trespass into the right of way (bird friendly)*



MGAD quote??



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